113.0	0008	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,400 /	679,400
					USE VALUE:	679,400 /	679,400
					ASSESSED:	679,400 /	679,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIESMER MARTIN E--ETAL
Owner 2:	GRIESMER D'AGOSTINO M R
Owner 3:	
Street 1:	102 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,890 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3890.000	303,700		375,700	679,400
Total Card	0.089	303,700		375,700	679,400
Total Parcel	0.089	303,700		375,700	679,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.69 | /Parcel: 425.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72717
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!8826!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0008-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,700	0	3,890.	375,700	679,400	679,400	Year End Roll	12/18/2019
2019	101	FV	240,300	0	3,890.	370,300	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	240,300	0	3,890.	284,500	524,800	524,800	Year End Roll	12/20/2017
2017	101	FV	240,300	0	3,890.	268,400	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	240,300	0	3,890.	246,900	487,200	487,200	Year End	1/4/2016
2015	101	FV	227,400	0	3,890.	230,800	458,200	458,200	Year End Roll	12/11/2014
2014	101	FV	227,400	0	3,890.	212,500	439,900	439,900	Year End Roll	12/16/2013
2013	101	FV	227,400	0	3,890.	212,500	439,900	439,900		12/13/2012

PRINT

Date	Time
12/10/20	23:22:08

LAST REV

Date	Time
10/03/18	11:16:47
mmcmakin	
8826	

USER DEFINED

Prior Id # 1:	72717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19891-263		6/1/1989		169,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/1997	363	Manual	1,000					9X9 WDK TO REPLACE
5/18/1994	209		2,500					FINISH 2ND FLOOR
4/13/1994	116		11,000					SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
2/8/2000	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3890		Sq. Ft.	Site		0	70.	1.38	6									375,690						375,700	

Total AC/HA:	0.08930	Total SF/SM:	3890	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	375,690	Spl Credit		Total:	375,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30789471
Const Adj.:	0.98990101
Adj $ / SQ:	168.309
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412579
Depreciation:	108921
Depreciated Total:	303658

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

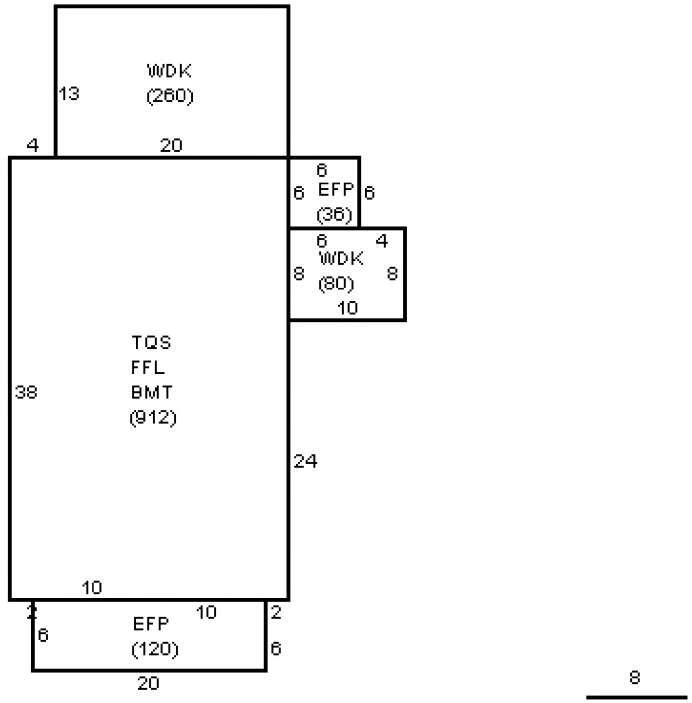
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	50.490	46,049
FFL	First Floor	912	168.310	153,498
TQS	3/4 Story	684	168.310	115,124
WDK	Deck	340	8.850	3,009
EFP	Enclos Porch	156	44.230	6,899
	Net Sketched Area:	3,004	Total:	324,579
Size Ad	1596	Gross Are	3232	FinArea 1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	168.31
Special Features:	0	Val/Su Net:	101.10
Final Total:	303700	Val/Su SzAd	190.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0008-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	